

ITEM 14:

Vote on whether to amend the St. Joe Timberlands Florida Forever Project boundary to add three parcels totaling approximately 388 acres in Franklin County with a prorated tax assessed just value of \$883,375.

LOCATION:

Franklin County

DSL STAFF REMARKS:

The Whiskey George Creek Timbers amendment proposed by SVN Saunders Ralston Dantzler Real Estate, adds three parcels in Franklin County totaling approximately 388 acres to the St. Joe Timberlands Florida Forever Project. The three parcels have a combined tax assessed just value of \$883,375.

The three parcels are adjacent to Whiskey George Creek and surrounded by lands managed by the Florida Forest Service as part of Tate's Hell State Forest. The properties are proposed for fee simple acquisition. The landowner, George Mahr, has been contacted and is a willing seller. The Whiskey George Creek Timbers property would eliminate an inholding within the Tate's Hell State Forest and provide water quality protection for Whiskey George Creek and East Bay. The parcels contain mostly planted pine along with forested wetlands and floodplain along Whiskey George Creek. The current owner has cleared some existing timber for nine potential homesites and installed an associated limestone drive and culvert system, however all three parcels remain undeveloped. The property is within FEGN Priority 5. If acquired, these parcels would be managed by the Florida Forest Service as part of Tate's Hell State Forest.

The proposal meets the Florida Forever criteria to be submitted as a boundary amendment. The parcels total less than 1,000 acres, have a tax assessed value of less than \$2 million, and are less than 10% of the size of the overall project to which it is being proposed for addition. The proposal area should be designated as essential.

Project History:

The St. Joe Timberland project located in Bay, Franklin, Gadsden, Gulf, Jefferson, Leon, Liberty, Taylor, Wakulla, Walton, and Washington counties was approved by the Land Acquisition Advisory Council in 1999 to be added to the CARL priority list. The project was originally created to conserve the extensive timberlands across North Florida that were once owned by the St. Joe Company. Preserving these undeveloped lands will protect habitat for many rare plant and animal species and provide opportunities for public resource-based recreation.

The St. Joe Timberland project includes over 160,575 acres with 56,276 acres remaining and is ranked second in the Climate Change Lands category on the 2021 Florida Forever Priority List. The tax assessed value of the remaining acres to be acquired in this project per property appraiser information (2019) is \$103,090,633.

FNAI Review:

According to the Florida Natural Areas Inventory (FNAI), 100% of the Whiskey George Creek Timbers property contributes to Ecological Greenways. The site also provides substantial contribution to FNAI Habitat Conservation Priorities (98%), Aquifer Recharge (95%), Surface

Water Protection (94%), Natural Floodplain Function (93%), and Strategic Habitat Conservation Areas (92%).

STAFF RECOMMENDATION:

Vote on the proposed boundary amendment.

ARC RECOMMENDATION:

Project	DHR	FFS	Lynetta Griner	FWC	Bill Palmer	Elva Peppers	DEP	Selected
St. Joe Timberland: Whiskey George Creek Timbers								



To: Deborah Burr, DEP/OES
From: Dale R. Jackson, FNAI
Date: November 10, 2021
Subject: Proposed Boundary Modification to Florida Forever BOT Project: **St. Joe Timberland** – Whiskey George Creek Timbers, Franklin County

The St. Joe Timberland Florida Forever Project is a consolidation of parcels owned by St. Joe Company and considered integral to meeting the goals of a number of other Florida Forever BOT projects. The proposed addition is a 370-acre contiguous tract in west-central Franklin County along the west side of Whiskey George Creek immediately north of SR-65 near Eastpoint, Florida. Except for the small southern boundary fronting SR-65, the site is surrounded by Tate's Hell State Forest, to which it could be added if acquired. Apalachicola River Wildlife and Environmental Area and private lands lie immediately south of SR-65. The site is proposed for fee-simple acquisition.

The undeveloped, mostly forested site principally supports pine plantation (13-15 years old per application) on former mesic/wet flatwoods. One 10-acre patch near the northwestern edge still resembles flatwoods and merits field examination. Intact floodplain swamp and marsh are present along Whiskey George Creek and Juniper Creek. The application estimates 10,000 feet of frontage along the Whiskey George Creek (straight-line distance is 1.5 miles). Limestone roads with culverts are present on most of the site. There are no visible structures; however, at least nine sites have been cleared for potential homesites (see aerial photograph below).

The FNAI database contains only one record of rare species on site – the Florida black bear (*Ursus americanus floridanus*, G5T4/S4, N, N), based on its being considered regionally common by the Florida Fish and Wildlife Conservation Commission. Records for several other species lie within 1 mile. These include red-cockaded woodpecker (*Dryobates borealis*, G3/S2, E/PT, E), thick-leaved water-willow (*Justicia crassifolia*, G3/S3, N, E), West's flax (*Linum westii*, G1S1, N, E), white birds-in-a-nest (*Macbridea alba*, G2/S2, T, E), Florida beargrass (*Nolina atopocarpa*, G3/S3, N, T), Chapman's fringed orchid (*Platanthera chapmanii*, G2S2, N, E), and Florida skullcap (*Scutellaria floridana*, G2/S2, T, E). Most of the plants require more open habitat than is evident within the proposed tract.

The Florida Forever Measures Evaluation (FFME) at the end of this memo is based on the Florida Forever Conservation Needs Assessment developed by FNAI. The data used in that analysis represent a standardized, statewide perspective of natural community distributions based primarily on data from the Cooperative Land Cover Map. Most to all of the proposed addition contributes to Ecological Greenways, Surface Water Protection, Aquifer Recharge, and Natural Floodplain Function. There is also significant contribution to Sustainable Forestry and Functional Wetlands.

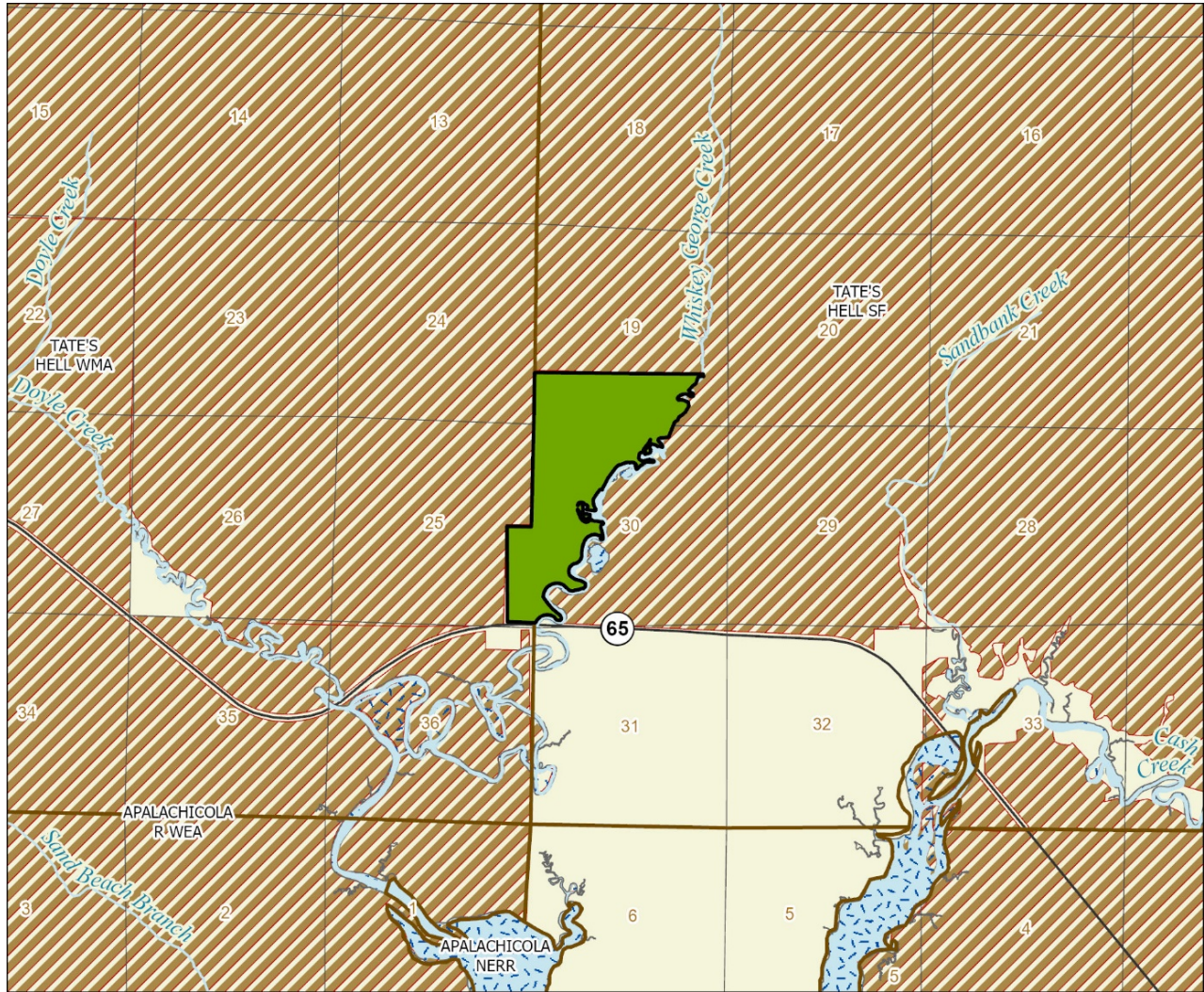
St. Joe Timberland (Whiskey George Creek Timbers): Florida Forever Measure Evaluation 20211101

GIS ACRES = 370

MEASURES	Resource Acres ^a	% of project
B1: Strategic Habitat Conservation Areas		
Priority 1	0	0%
Priority 2	31	8%
Priority 3	255	69%
Priority 4	0	0%
Priority 5	55	15%
Total Acres	341	92%
B2: FNAI Habitat Conservation Priorities		
Priority 1	0	0%
Priority 2	1	< 1%
Priority 3	39	11%
Priority 4	103	28%
Priority 5	221	60%
Priority 6	0	0%
Total Acres	363	98%
B3: Ecological Greenways		
Priority 1	6	2%
Priority 2	0	0%
Priority 3	0	0%
Priority 4	0	0%
Priority 5	364	98%
Total Acres	370	100%
B4: Under-represented Natural Communities		
Upland Glade (G1)	0	0%
Pine Rockland (G1)	0	0%
Scrub and Scrubby Flatwoods (G2)	0	0%
Rockland Hammock (G2)	0	0%
Dry Prairie (G2)	0	0%
Seepage Slope (G2)	0	0%
Sandhill (G3)	0	0%
Sandhill Upland Lake (G3)	0	0%
Upland Pine (G3)	0	0%
Mesic/Wet Flatwoods (G4)	1	< 1%
Upland Hardwood Forest (G5)	0	0%
Total Acres	1	< 1%
B6: Occurrences of FNAI Tracked Species		
G1	0	
G2	0	
G3	0	
G4	1	
G5	0	
Total	1	
C4: Natural Floodplain Function		
Priority 1	0	0%
Priority 2	10	3%
Priority 3	46	12%
Priority 4	289	78%
Priority 5	0	0%
Priority 6	0	0%
Total Acres	345	93%

MEASURES (continued)	Resource Acres ^a	% of project
C5: Surface Water Protection		
Priority 1	282	76%
Priority 2	2	< 1%
Priority 3	0	0%
Priority 4	65	18%
Priority 5	0	0%
Priority 6	0	0%
Priority 7	0	0%
Total Acres	350	94%
C7: Fragile Coastal Resources		
Fragile Coastal Uplands	0	0%
Imperiled Coastal Lakes	0	0%
Coastal Wetlands	33	9%
Total Acres	33	9%
C8: Functional Wetlands		
Priority 1	0	0%
Priority 2	6	2%
Priority 3	27	7%
Priority 4	121	33%
Priority 5	0	0%
Priority 6	0	0%
Total Acres	154	42%
D3: Aquifer Recharge		
Priority 1	0	0%
Priority 2	0	0%
Priority 3	56	15%
Priority 4	171	46%
Priority 5	125	34%
Priority 6	0	0%
Total Acres	352	95%
E2: Recreational Trails (miles) <small>(prioritized trail opportunities from Office of Greenways and Trails & Univ. Florida)</small>		
Land Trail Priorities	0.0	
Land Trail Opportunities	0.0	
Total Miles	0.0	
F2: Arch. & Historical Sites (number) 0 sites		
G1: Sustainable Forestry		
Priority 1	136	37%
Priority 2	80	22%
Priority 3	13	4%
Priority 4	0	0%
Priority 5 - Potential Pinelands	0	0%
Total Acres	229	62%
G3: Forestland for Recharge 41 11%		

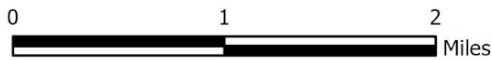
^aAcres of each resource in the project and percentage of project represented by each resource are listed except where noted. This analysis converts site boundary into pixels, which causes slight differences from GIS acres; this effect is most noticeable on small sites.



**ST. JOE TIMBERLAND PROPOSED ADDITION
(WHISKEY GEORGE CREEK TIMBERS)**

FRANKLIN COUNTY

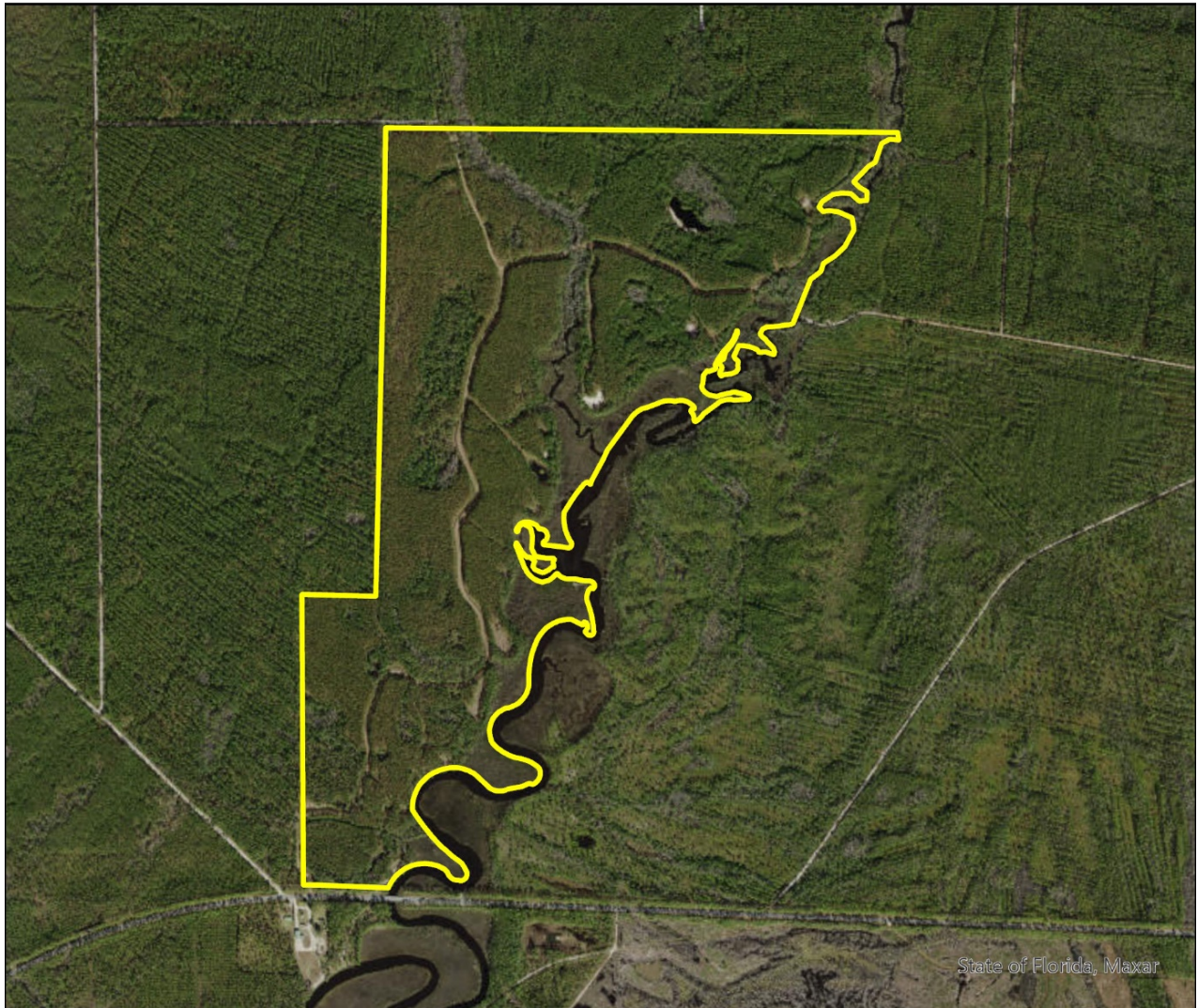
-  Proposed Florida Forever BOT Project Addition
-  State Owned Lands
-  Other Conservation Lands
-  State Aquatic Preserve



NOVEMBER 2021

St. Joe Timberland Proposed Addition

FLORIDA FOREVER BOARD OF TRUSTEES PROJECT PROPOSED ADDITION AS OF OCTOBER 2021



Map Produced by: N. Pasco, November 2021

Background: World Imagery Resolution = 0.3 meter



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